

Self storage facilities

The term self storage is a convenient substitute for the term self service storage. It is nothing but another name for mini storage or mini warehouse. Self storage is good option in place of the ever increasing demand for the conventional storage options. Today it is not a rare sight to see people rush to agents, brokers and middlemen to find a place for them so that they can store stuff be it relating to their business, trade, profession or simply household furniture. But in due course of time, the traditional store houses have become expensive and more or less unaffordable for many. Self storage caters to the need of such consumers.

Self storage facilities are basically business operators who provide storage space to business operators, firms, companies etc. on lease or rent. The space is completely at the discretion of the tenant and can be put to personal, private or commercial or even public use at the option of the tenant. They are basically partitioned or separated units which are weather proof, leased to those who desire them. The term self storage is justified by the fact that the complete control of this space is with the person who takes it on lease.

In law it implies that the possession of the goods are always with the tenant who keeps them in the facility and the facility does not interfere with the use of the space. However where the right to lien comes into play, the master of the facility may exercise possessors rights on the goods stored. Lien is a right in law of the custodian of goods who can detain them in the case of non payment of his charges. In the traditional warehouses, the master of the facility had the right to enter the storage house any time he liked. This is certainly not the case with the self storage facility and complete autonomy is with the tenant as far as the use of the space is concerned. As an obvious implication, the facility which manages the storage house will never be held responsible to any of the affairs pertaining the storage and removal of goods at any time. However, it may be noted that the liability of the master of the facility depends on the law of the land on which the facility is managed.

Confidentiality is always a benefit in the self storage houses, which is more or less missing in the traditional style of warehouses. The operator of self storage facility is not concerned with the goods that the client is keeping in the unit and has absolutely no access to it in ordinary course. The sole access of the goods in a unit are ensured by computer programs which allow only authorized tenants to enter the unit validly. In other words, the tenant has the key to the lock of the unit. Security is further enhanced by use of security cameras.

Another benefit in self storage is that one may rent only that space which he needs and no space is left unused. No space is wasted in the process which would have otherwise left unused in old fashioned warehouses. One danger with such facility is that it may be terminated with a short duration notice irrespective of time it has been rented.

In a recent survey in the USA, it was found that self storage amounts to ten percent of the total available space which is capable of being put to commercial storage use. They also come with the facility of climate control to store perishable goods like vegetables. Lately the self storage managers have also started giving facility to transport the goods in and out of the units. Clearly, self storage is the face of the warehouses of the future. The same is evident from the increasing number of self storage houses worldwide. Even the facility owner is at peace since he need not worry about the problems of evacuating the tenant and hire another tenant in cases of dispute, which make it first choice of commercial real estate developers.

About the Author

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